



Santa Monica Creative Office Boutique Space

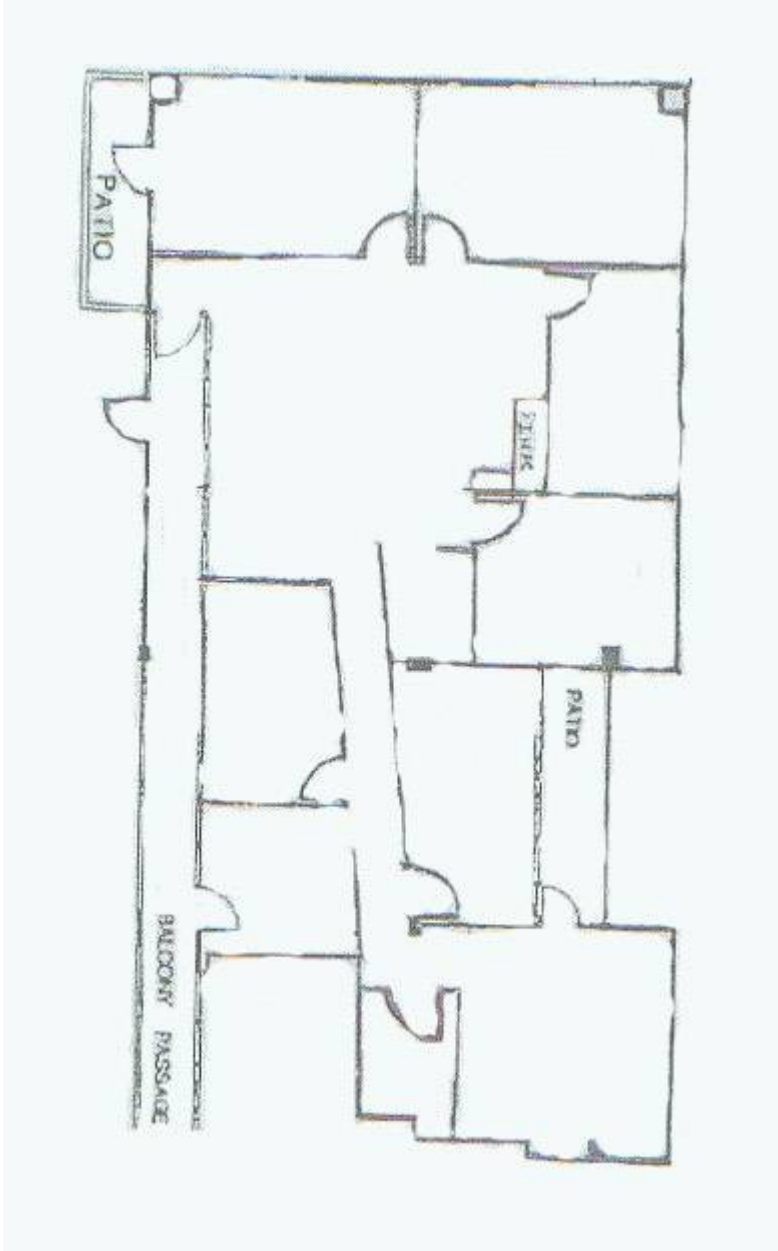
NEW LISTING FOR LEASE
Move In Condition



ADDRESS	1540 7 th Street, Santa Monica CA 90401
SUITE 300	2,822 Approximate Rentable Square Feet - Third Floor
RATE	\$ 3.25 Modified Gross (Net Utilities and Janitorial)
PARKING	4 Tandem Spaces Inside Gated Lot, Underneath Building. \$ 85.00 Per Car Per Month / Space, (\$170 per Tandem Space)
TERM	3 – 5 Years
COMMENTS	<ul style="list-style-type: none"> • Access controlled entry via Security Grid Panel • High ceilings with Polished Concrete Floor • Abundant natural light and 2 Private Patios ** Former Architectal / Production Space (Highly Improved) **
AREA DESCRIPTION	Walking distance to Third Street Promenade and Bay Cities Sandwiches. Three 24 Hour Restaurants within a Two Block Radius Join P.O.P., Encore Video, Avenue Edit, Bay Films, In Santa Monica Video, et al, in the Westside's Hottest Post Production areas. Easy access to Santa Monica Freeway.
CONTACT	Craig Berrett, Senior Vice President 310 458-4100 Ext. 225 Email: cberrett@muselli.net www.muselli.net
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representations or guarantees are given as to the accuracy and completeness. All measurements are approximate and have not been verified by Muselli Commercial Realtors. You are advised to conduct your own independent investigation to verify all information.

1540 7th Street, Santa Monica
Suite 300
Floor Plan



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1540 7th Street Ste 300 Photographs

